

041.A

0003

0013.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

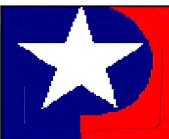
753,800 / 753,800

USE VALUE:

753,800 / 753,800

ASSESSED:

753,800 / 753,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		RIVER ST, ARLINGTON

OWNERSHIP	Unit #:	1
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Owner 1: MATAR CALINE G

Owner 2: RAI ASHISH

Owner 3:

Street 1: 38 RIVER ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: BROOKS TIMOTHY A &amp; KATHRYN A -

Owner 2: -

Street 1: 38 RIVER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Vinyl Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8298																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
102		0.000	750,700	3,100			753,800			318495
								GIS Ref		
								GIS Ref		
								Insp Date		05/30/18

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT								Parcel ID	041.A-0003-0013.1	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	750,700	3100	.		753,800		Year end	12/23/2021
2021	102	FV	728,900	3100	.		732,000		Year End Roll	12/10/2020
2020	102	FV	718,100	3100	.		721,200	721,200	Year End Roll	12/18/2019
2019	102	FV	644,700	3100	.		647,800	647,800	Year End Roll	1/3/2019
2018	102	FV	571,200	3100	.		574,300	574,300	Year End Roll	12/20/2017

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS TIMOTHY		79245-358	2	11/30/2021		800,000	No	No		
GRENHAM GAVIN S		68024-550		9/15/2016		590,000	No	No	Master Deed 68013:146	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/30/2018										Measured	DGM	D Mann
5/30/2017										NEW CONDO	DGM	D Mann

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																				
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Other Fixture = Dble vanity.																								
Sty Ht: 1 - 1 Story				A Bath:	Rating:																											
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																											
Foundation: 2 - Conc. Block				A 3QBth	Rating:																											
Frame: 1 - Wood				1/2 Bath:	Rating:																											
Prime Wall: 4 - Vinyl				A HBth:	Rating:																											
Sec Wall: %				OthrFix: 1	Rating: Very Good																											
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																												
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 1																								
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
View / Desir:				Frl:	Rating:			Other																								
GENERAL INFORMATION				WSFlue:	Rating:			Upper																								
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2																								
Year Blt: 1917		Eff Yr Blt:						Lvl 1																								
Alt LUC:		Alt %:						Lower																								
Jurisdct: G18		Fact: .						Totals	RMs: 7	BRs: 2	Baths: 1	HB																				
Const Mod:								<b>REMODELING</b>				<b>RES BREAKDOWN</b>																				
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL																				
INTERIOR INFORMATION								Interior:	1	7	2																					
Avg Ht/FL: STD								Additions:																								
Prim Int Wal 2 - Plaster								Kitchen:																								
Sec Int Wall: %								Baths:																								
Partition: T - Typical								Plumbing:																								
Prim Floors: 3 - Hardwood								Electric:																								
Sec Floors: %								Heating:																								
Bsmnt Flr: 12 - Concrete								General:																								
Subfloor:								<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>												
Bsmnt Gar:																																
Electric: 3 - Typical																																
Insulation: 2 - Typical																																
Int vs Ext: S																																
Heat Fuel: 2 - Gas																																
Heat Type: 1 - Forced H/Air																																
# Heat Sys: 1	% Heated: 100	% AC: 100																														
Solar HW: NO	Central Vac: NO																															
% Com Wal	% Sprinkled																															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																				
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 041.A-0003-0013.1																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value															
3	Garage	D	Y	1	9X20	A	AV	1917	28.89	T	40	102			3,100		3,100															
More: N	Total Yard Items:	3,100		Total Special Features:					Total:																							
																<b>IMAGE</b> AssessPro Patriot Properties, Inc																